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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

## 46 Bloomsbury Lane

Timperley, Altrincham, Cheshire, WA15 6LX



£750,000

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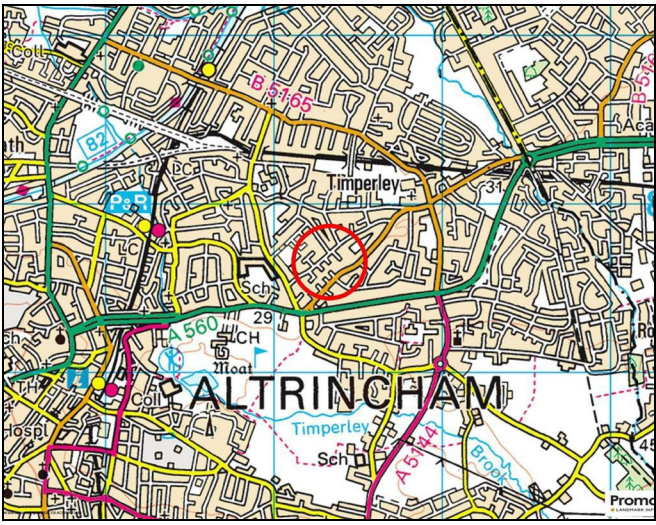
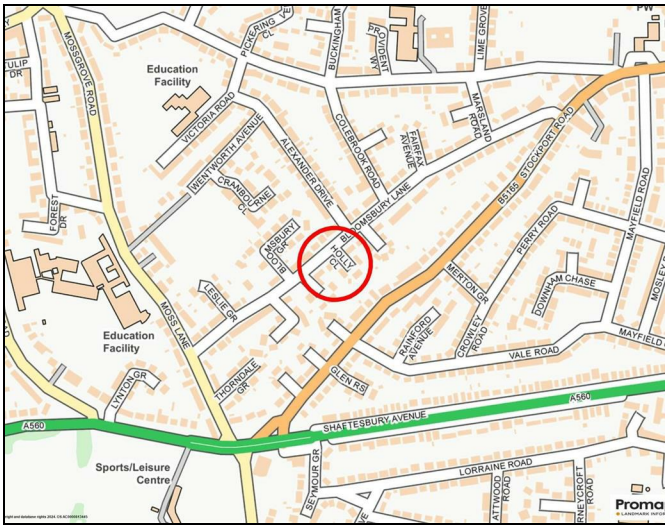
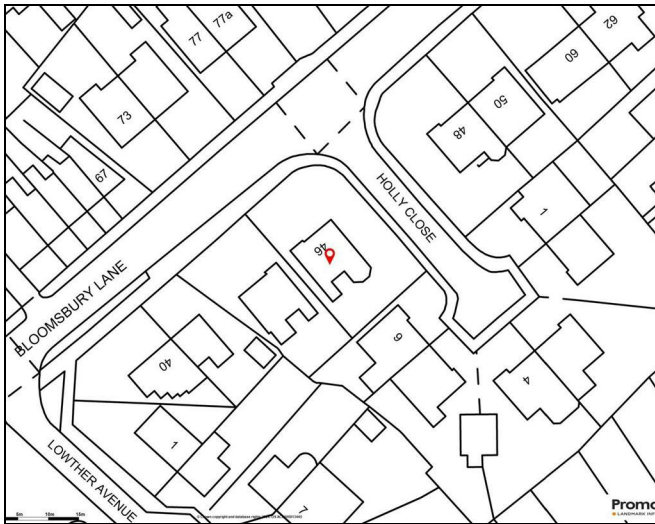
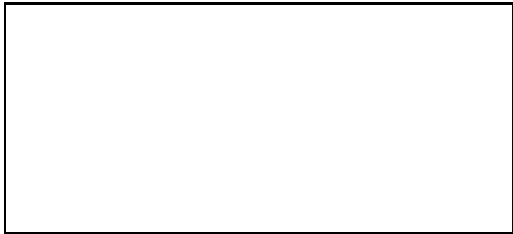
**W**  
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

\*\*\*BEST AND FINAL OFFERS BY WEDNESDAY 26 JUNE AT 12PM - ALL OFFERS BY EMAIL TO THE HALE OFFICE\*\*\*

A SUPERBLY PROPORTIONED AND BEAUTIFULLY PRESENTED DETACHED FAMILY HOME LOCATED IN THIS DESIRABLE NEIGHBOURHOOD, CLOSE TO EXCELLENT SCHOOLS, THE METROLINK AND BOTH ALTRINCHAM AND TIMPERLEY CENTRES. 1968SQFT.

Porch. Hall. WC. Lounge. Family Room/Home Office. 500sqft Live In Dining Kitchen. Utility. Five Bedrooms. Two Bath/Shower Rooms. Driveway. Lovely Gardens.





# in detail

A beautifully presented and superbly proportioned Detached family home located in this desirable neighbourhood, walking distance of excellent schools, including Wellington School, Timperley Village, the Metrolink and Altrincham Town Centre.

The tastefully presented property is arranged over Three Floors with the accommodation extending to some 1968 square feet providing an Enclosed Porch, Hall, WC, Lounge, Family Room/Home Office and Open Plan Live In Dining Kitchen, in addition to a Utility to the Ground Floor and there are Five Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.

Externally, there is a Driveway providing ample off road Parking and the Gardens area a particular feature, being laid to three sides of the property with lawned and patio areas.

Comprising:

Enclosed Porch with window to the side elevation. Tiled floor. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Wood flooring. Built in shoe cupboard.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiled floor.

Family Room/Home Office with window to the front elevation.

Lounge with wide window to the front elevation. Wall mounted, cast iron log burning stove. Wood flooring.

Impressive 500 square foot Open Plan Live In Dining Kitchen with part vaulted ceiling with four inset Velux windows making this a naturally light and bright space. In addition, there are bi-folding doors, French doors and windows to the side elevations.

The Kitchen Area is fitted with an extensive range of cream coloured high gloss base and eye level units with granite worktops over incorporating an island unit, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. There is space for a Range cooker and an American style fridge freezer. Integrated microwave and dishwasher.

Utility Room fitted with a continuation of the cream coloured base and eye level units with granite worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Opaque window and door to the side elevation. Wall mounted gas central heating boiler housed within a unit.

Off the First Floor Landing there is access to Four Bedrooms served by a Family Bathroom. A staircase rises to the Second Floor.

Principal Bedroom One with two windows to the front elevation. There are contemporary, mirrored wardrobes with sliding doors providing ample hanging and storage space. Additional built in wardrobe.

Bedroom Two with window to the front elevation. There are fitted wardrobes and built in cupboard.

Bedroom Three with window to the rear elevation enjoying views over the gardens.

Bedroom Four is a single room with window to the rear elevation enjoying views over the gardens.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Tiling to the walls and floor. Two opaque windows to the rear elevation.

Second Floor Landing with inset Velux window.

Bedroom Five with two inset Velux windows to the rear elevation. Built in wardrobes providing ample hanging and storage space. Access to extensive roof void storage.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin and WC. Inset Velux window. Tiled floor Tiling to the shower and sink areas.

Externally, there is a Driveway providing ample off road Parking, enclosed within timber fencing and hedging.

The Gardens are a particular feature with the property enjoying a corner plot with beautiful Gardens to three sides.

There are paved patio areas adjacent to the back of the house and to the side, accessed via the Bi-fold doors to the rear and French doors to the side within the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

The Garden is enclosed within timber fencing.

External lighting and power.

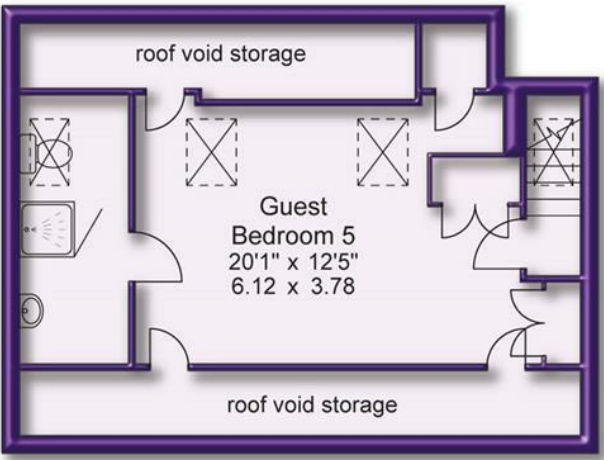
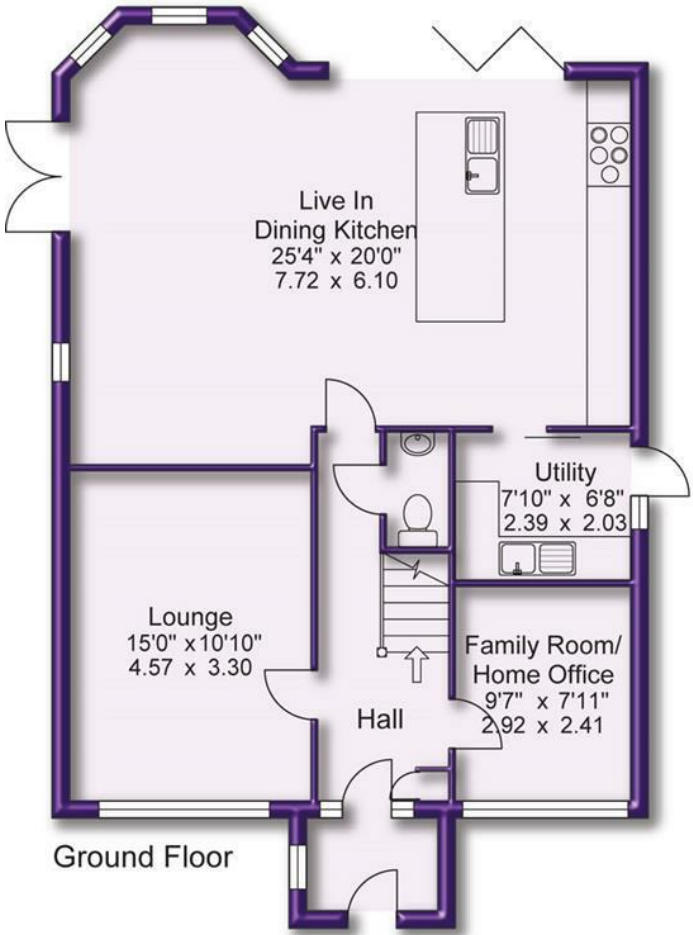
Detached timber shed.

A fantastic family home in a great location.

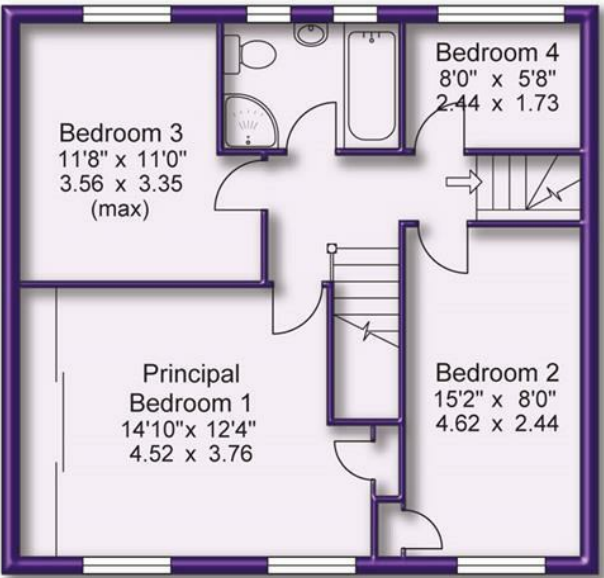
- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1968 Sq. Feet  
(Including Roof Void Storage) = 182.9 Sq. Metres

Approx Gross Floor Area = 1819 Sq. Feet  
(Excluding Roof Void Storage) = 168.9 Sq. Metres



Second Floor



First Floor